

APPENDIX

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
12/0851/FULL 03.12.2012	Howells Coaches Unit 6-8 East Road Penallta Industrial Estate Hengoed CF82 7SU	Demolish existing outbuildings to rear of property, change use from part retail to total residential use, carry out internal alterations and erect rear extension to increase existing residential unit to 3 no. self contained residential units 5 Gwerthonor Place, Gilfach, Bargoed. CF81 8JP

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is situated on the junction of Gwerthonor Place and Margaret Street.

Site description: The application site is a corner property comprising a retail unit at ground floor that used to be a bakery and shop to the front, with a dwelling to the rear and above in the part of the building nearest the corner. There is a single-storey annexe next to the shop with the remainder of the bakery in a two-storey building adjacent. There is a further two-storey garage workshop building to the rear and at a lower level that is accessed via an enclosed yard with a gate onto Margaret Street. The building is largely finished in render with a slate roof but the two-storey bakery building is fronted in face brickwork. There is a shop front to the former shop with bay windows to the first floor. There is also an arched doorway in the side elevation that leads to the foyer for the existing dwelling.

Development: The proposal seeks full planning consent for the conversion and extension of the building to create 1 two-bedroom flat and 2 three-bedroom flats. The existing garage store building is to be demolished and a three-storey extension will be erected to the rear of the bakery building. Flat one will have a living room, kitchen and dining room on the ground floor with three bedrooms and a bathroom on the first floor. Flat 2 will have a storage area on the lower ground floor, a living room, kitchen and dining room on the ground floor and two bedrooms and a bathroom on the first floor. Flat 3 will have a garage store on the lower ground floor, a lounge, kitchen and dining room on the ground floor and three bedrooms and a bathroom on the first floor.

Cont....

Application No. 12/0851/FULL Continued

The shop front to Gwerthonor Place is to be removed and replaced with domestic vertical emphasis windows with all access to the flats being gained via the arched doorway to the side. The new extension will project out from the rear of the bakery building and will have an apex roof. A covered walkway through the building from Gwerthonor Place to the rear yard is to be created in the existing single storey annexe with gates fitted within a newly created arch and as a result flat three will be separated from flats 1 and 2.

Dimensions: The new extension projects out 4m from the rear of the bakery building.

Materials: As existing.

Ancillary development, e.g. parking: Parking and amenity areas are to be provided in the yard area to the rear with one parking space per unit.

PLANNING HISTORY

5/5/93/0041 - Convert dwelling to three flats - Granted 17.06.93.

POLICY

Site Allocation

Local Development Plan: Within settlement limits.

Policies

Local Development Plan: SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations: Highways) and CW15 (General Locational Constraints).

Supplementary Planning Guidance LDP 5 Car Parking Standards sets out parking requirements for all developments.

Supplementary Planning Guidance LDP 6 Building Better Places to Live gives advice on all levels of development.

Cont....

Application No. 12/0851/FULL Continued

National Policy: Paragraph 4.11.9 of Planning Policy Wales (2012) states: - "The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions."

National Planning Guidance contained in Technical Advice Note 12 - Design.

CONSULTATION

Transportation Engineering Manager - No objection subject to conditions.

Head Of Public Protection - No objection subject to the provision of an automatic fire detection system.

Senior Engineer (Land Drainage) - No objection subject to the provision of a drainage scheme.

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of a site notice and neighbour letters.

Response: 11 letters and a petition containing 28 signatures were received from local residents.

Summary of observations:

- 1 The proposal will exacerbate existing parking problems in the street.
- 2 The proposal will adversely affect the amenity of local residents due to additional noise and disturbance.
- 3 The proposed extension will block out natural light to number 6 Margaret Street.
- 4 The proposed extension would cause a loss of privacy to number 6 Margaret Street.
- 5 The creation of these flats is over development of the site.
- 6 The proposal is out of character and scale with the other properties in the area.
- 7 There is no rear lane access to the property and refuse will need to be collected from Margaret Street causing a hazard to other drivers.
- 8 Insufficient off street parking is proposed with the development.

Cont....

Application No. 12/0851/FULL Continued

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area? None.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? Based on current evidence, this is unlikely to be a significant issue in this case, but an advisory note will be attached to the consent and sent to the applicant as a precautionary measure.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The application seeks full planning consent to convert retail, residential and light industrial premises in a mainly residential area into a residential use and as such the principle of the development is acceptable. The alterations to the external appearance of the building are in keeping with the character of the host building and are more domestic in character and as such the proposal is considered to be acceptable in design terms. Therefore the main points to consider in the determination of this application are the objections raised by local residents and those are considered in turn below:-

- 1 It is acknowledged that there may be existing congestion problems in Margaret Street albeit these were not evident at the time of the case officer's site visit. However, the Local Planning Authority has to consider whether the traffic generated by the proposed use would be any worse than that which could be created as a result of the lawful use of the building (whether this is active or not). In that regard it should be noted that the lawful use of the building includes a mixture of retail, light industrial and residential uses. There is potential for these uses to result in large volumes of traffic movements and as such the application has to be judged on that basis. In that regard it is considered that the proposal would not have a detrimental impact in terms of congestion and as such the application is acceptable in this respect.
- 2 The application seeks consent for the creation of three flats and it is difficult to envisage how there would be a marked increase in activity such that it would be detrimental to the amenity of the area.

Cont....

Application No. 12/0851/FULL Continued

- 3 Whilst it is at a lower level the property at number 6 Margaret Street is some 17m away from the proposed extension and as such it is not felt that there would be any loss of natural light to that property. The same is true of all of the properties on the northern side of Margaret Street whilst the pine end of the dwelling at number 18 faces the application site with no windows being affected by the proposal.
- 4 Again it should be noted that the two properties are 17m apart and the proposed extension would also be at a very acute angle to the dwelling at number 6 Margaret Street and in that regard the proposal would not cause any significant loss of privacy. The same is true of the dwelling at number 18 Margaret Street.
- 5 With the demolition of the garage/storage building and the erection of the new extension, the resultant building takes up less of the site area than the present one. There is also space within the site for amenity areas for the flats together with off-street car parking and as such it is not considered that the proposal represents over development of the site.
- 6 As discussed above it is considered that the proposed alterations and extension to the existing building are in keeping with the character of the host building and the wider area and the proposal also does not represent over development of the site. Therefore it is not considered that the proposal is out of keeping with the character of the area either in terms of design, character or scale.
- 7 The new proposal includes for the provision of a vehicular access off the rear lane for unit 3 and access to units 1 and 2 from Margaret Street. There is also ample space within the curtilage of the site for bin storage and as such refuse collection can be dealt with adequately. It should also be noted that refuse is collected from Margaret Street at present and therefore there would be no change as a result of this development.
- 8 Supplementary Planning Guidance LDP5 requires the provision of 1 parking space per bedroom for all residential conversions. However, Schedule 6 of the document allows a reduction in the number of spaces provided based on the assessment of a number of sustainability criteria. In this instance the property is located within a very sustainable location with access to a number of facilities and therefore a maximum reduction on the number of parking spaces is achieved and only 1 parking space is required per dwelling. Therefore the application is acceptable in terms of parking provision.

Cont....

Application No. 12/0851/FULL Continued

One final aspect of the scheme requires further consideration:

The three-storey rear extension would have an impact on the neighbouring house to the south at 7 Gwerthonor Place. However, that must be balanced against the removal of the existing two-storey building which projects over 10 metres beyond the rear of the existing building along the common boundary with that neighbour, coupled with the removal of the bakery and retail uses. In those respects the scheme will represent an improvement on the existing situation.

In conclusion it is considered that the application is acceptable in planning terms subject to the imposition of suitable conditions.

Comments from consultees: No objections raised.

Comments from public: Addressed above.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) Prior to the commencement of works on site a scheme for the drainage of foul, land and surface water shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which they relate is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.
- 03) The development shall not be beneficially occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety.

Cont....

Application No. 12/0851/FULL Continued

- 04) Prior to the occupation of the development hereby approved, the proposed parking areas shall be completed in materials as agreed with the Local Planning Authority, to ensure loose stones or mud etc are not carried onto the highway.
REASON: In the interests of highway safety.
- 05) The side boundary wall fronting onto Margaret Street shall be restricted in height to that not exceeding 900mm.
REASON: In the interests of highway safety.
- 06) Prior to the first occupation of the development hereby approved, the rear lane adjacent to 18 Margaret Street shall be widened to a minimum of 3m in width and be completed in permanent materials, the details of which shall be firstly agreed in writing with the Local Planning Authority.
REASON: In the interests of highway safety.

Advisory Note(s)

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2, CW3 and CW15.

Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Bats are protected under The conservation of Habitats and Species Regulations 2010 and its amendment 2012, which implements the EC Directive 92/43/EEC in the United Kingdom and the Wildlife and Countryside Act 1981 (as amended). Please be advised that, if bats are discovered, all works should stop immediately and the Countryside Council for Wales should be contacted for advice on any special precautions before continuing.

Rainwater run-off shall not discharge into the highway surface water drainage system.

Cont....

Application No. 12/0851/FULL Continued

Before any vehicle crosses the public footway a properly formed vehicular crossover must be provided, the constructional details of which must be agreed with the Highway Authority. The applicant is advised to contact with Highway Customer Care Line Tel 01495 235323 in this regard.

Prior to the construction of the vehicular crossover the applicant is advised to contact the Street Lighting Manager on 01495 235785 to arrange the relocation of the street lighting column.
